075.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,111,700 / 1,111,700
					USE VALUE:	1,111,700 / 1,111,700
					ASSESSED:	1,111,700 / 1,111,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CHEVIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NELSON JENNIFER M/ TRUSTEE
Owner 2:	JENNIFER M NELSON REVOCABLE TR
Owner 3:	
Street 1:	6 CHEVIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NELSON JENNIFER M -
Owner 2:	-
Street 1:	6 CHEVIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2956 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6090.000	685,200	4,600	421,900	1,111,700
Total Card	0.140	685,200	4,600	421,900	1,111,700
Total Parcel	0.140	685,200	4,600	421,900	1,111,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.13 /Parcel: 376.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47611

GIS Ref

GIS Ref

Insp Date 10/25/18

!6286!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	685,200	4600	6,090.	421,900	1,111,700		Year end	12/23/2021
2021	101	FV	665,800	4600	6,090.	421,900	1,092,300		Year End Roll	12/10/2020
2020	101	FV	666,000	4600	6,090.	421,900	1,092,500	1,092,500	Year End Roll	12/18/2019
2019	101	FV	507,800	4600	6,090.	421,900	934,300	934,300	Year End Roll	1/3/2019
2018	101	FV	507,800	4600	6,090.	361,600	874,000	874,000	Year End Roll	12/20/2017
2017	101	FV	507,800	4600	6,090.	337,500	849,900	849,900	Year End Roll	1/3/2017
2016	101	FV	507,800	4600	6,090.	289,300	801,700	801,700	Year End	1/4/2016
2015	101	FV	473,400	4600	6,090.	259,200	737,200	737,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:38:42

LAST REV

Date	Time
05/08/20	11:25:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON JENNIFER	74450-34	1	4/10/2020	Convenience	99	No	No		
HOLT BARRY L/ T	72860-209	1	7/1/2019	Convenience	1	No	No		
HOLT BARRY L,	58580-351		2/29/2012	Convenience	1	No	No		
VAN THONG MANUE	52142-576		1/28/2009		705,000	No	No		
RIESE GEORGE/ET	28581-279		5/15/1998		330,000	No	No		Y

USER DEFINED

Prior Id # 1:	47611
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2008	463	Manual	8,900	C		G9	GR FY09	rebuild rear deck
6/2/2000	434	Addition	45,000	C				SHED DORMER REAR-G

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Info At Door	189	PATRIOT
3/25/2004	Inspected	BR	B Rossignol
8/2/2001	Permit Visit	PM	Peter M
10/13/1999	Meas/Inspect	267	PATRIOT
7/27/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6090		Sq. Ft.	Site		0	70.	0.99	4									421,892						421,900	

Total AC/HA:	0.13981	Total SF/SM:	6090	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,892	Spl Credit		Total:	421,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10811520
Const Adj.:	0.97757620
Adj $ / SQ:	140.825
Other Features:	138000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718198
Depreciation:	33037
Depreciated Total:	685161

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

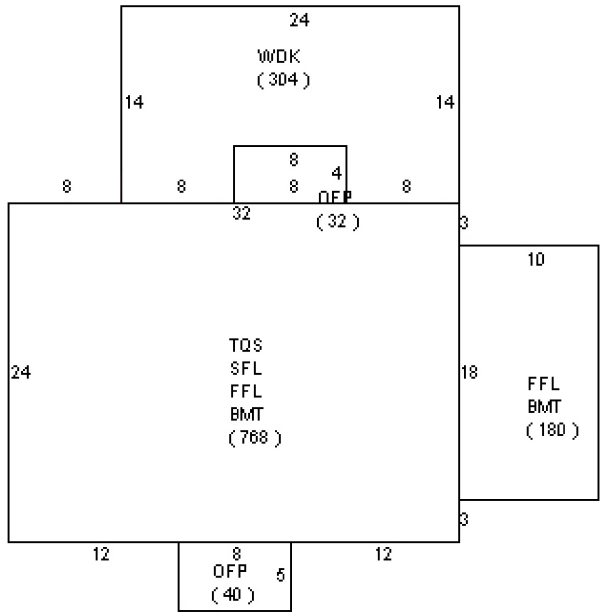
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.30
Special Features:	0	Val/Su Net:	189.49
Final Total:	685200	Val/Su SzAd	298.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	77.740	73,693
FFL	First Floor	948	140.820	133,502
SFL	Second Floor	768	140.820	108,153
TQS	3/4 Story	576	140.820	81,115
WDK	Deck	304	9.080	2,761
OFP	Open Porch	72	38.530	2,774

Net Sketched Area:	3,616	Total:	401,998
Size Ad	2292	Gross Area	3808	FinArea	2956
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1926	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600